

**MINUTES OF THE REGULAR PLANNING BOARD MEETING  
MONDAY, OCTOBER 27, 2008  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

President Kohlstrand called the meeting to order at 7:00 p.m.

FLAG SALUTE: Board member McNamara led the flag salute.

ROLL CALL:  
PRESENT: President Kohlstrand, Vice-President Ezzy Ashcraft,  
Board members Autorino, Cook, and McNamara.

Board member Lynch arrived after roll call.

ABSENT: Board member Cunningham.

STAFF PRESENT: Andrew Thomas, Planning Services  
Manager/Secretary to the Planning Board; Assistant  
City Attorney Farimah Faiz.

5. AGENDA CHANGES AND DISCUSSION:

Vice-President Ezzy Ashcraft moved and Board member Cook seconded the motion to hear Items 4 and 6 after Item 9 (Regular Agenda Items). The motion passed with the following voice vote – 5, Noes: 0, Absent 2, Abstain: 0.

7. ORAL COMMUNICATIONS:

- \* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

None.

8. CONSENT CALENDAR:

*Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.*

Vice President Ezzy Ashcraft moved and Board member Cook seconded the motion to move Item 8-A from the Consent Calendar to Regular Agenda Items. The motion passed with the following voice vote – 5, Noes: 0, Absent 2, Abstain: 0.

9. REGULAR AGENDA ITEMS:

**8-A. Residential Condominium Conversion – PLN08-0260 – 1531 Morton Street.**

The applicant is requesting subdivision of ownership to condominium form for two detached single-family dwellings on one site. The site is located within an R-4, Neighborhood Residential Zoning District. (DB)

The public hearing was opened. No speaker slips were received.

The public hearing was closed for Board discussion.

Vice President Ezzy Ashcraft disclosed she visited the property. She requested the applicant explain the environmentally friendly aspects of the project. She referred to page two of the staff report and asked if the project would have no impact on traffic or parking demand.

Staff responded that the buildings already exist and are currently occupied. The applicant is requesting subdivision of ownership for heir rights. Traffic patterns and parking demands will not be impacted b.

Vice President Ezzy Ashcraft inquired why the project was being brought before the Board at this time rather than prior to the additional dwelling unit being built.

Staff responded that initially the applicant only applied for design review. A subdivision request was not made at that time.

The Board requested the applicant briefly explain the project.

The applicant explained that he requested design review approval prior to applying for the subdivision to ensure the design was acceptable to the City. He explained that the design included four on-site parking spaces that did not exist before. He listed the “green” aspects incorporated into the project.

Vice President Ezzy Ashcraft moved and Board member Autorino seconded the motion to approve Item 8-A. The motion passed with the following voice vote – 6, Noes: 0, Absent 1, Abstain: 0

**9-A. Preliminary Development Concept for Alameda Point.** SunCal, the master developer for Alameda Point will present a redevelopment plan for Alameda Point. No action by the Board is being requested at this time. (AT)

Staff introduced the item and explained that the presentation and hearing provided an opportunity for the Board and the community to review and comment on the land use planning, design, and sustainability aspects of the Concept.

Representatives from the SunCal Company presented their Preliminary Development Concept for Alameda Point.

Individual Planning Board members passed on the following comments and questions to SunCal. No action was taken on the proposal.

- The Redevelopment Concept Plan is a good conceptual plan for Alameda Point and is well done.
- The Plan should include design principles about the importance of waterfront design to create a vital, safe, and pedestrian friendly waterfront.
- The Plan does a good job of addressing the need for density and the diversity of housing.
- The Plan sets very high expectations, and SunCal needs to be careful about setting expectations that may not be realistic. SunCal should not “over promise, and under deliver”.
- The phasing of the schools may need to be moved up earlier in the phasing schedule to accommodate. The analysis of the school needs should consider the currently vacant Miller School, which is in the neighborhood.
- There is a definite need for a library in the project.
- The analysis of civic facilities should consider a larger area than just Alameda Point. For example, the College of Alameda has a track that is not always available to the community. The Miller School site may be an appropriate location for a new school serving the west end and Alameda Point.
- Co-locating of public facilities such as libraries with schools will increase the availability for State grant funds for libraries and schools.
- Given that the Sports Complex and the entire northern edge of the site will be in an area that is not protected from floods and adjacent to a shoreline, which may fail in a major disaster, the financial plan should include funds to rebuild public facilities that are damaged in a flood or major disaster.
- The plan should include a phasing schedule for the adaptive reuse area that is coordinated with the phasing for the rest of the project.
- The open space needs to be provided with each phase of the development. The phasing schedule should ensure that there is no net loss of playing fields for soccer leagues. Phase I in particular should be carefully considered so that it provides adequate open space.
- Development Guidelines and Standards are needed to ensure the highest quality development and a fine grain mix of uses is provided at the site to the maximum extent feasible.
- The street design and cross sections and the emphasis on narrow, calm streets are very positive. The project should not be constrained by outdated local standards, such as the 1965 City Storm Drain Standards reference in the Infrastructure Chapter.
- The transportation issue is the biggest issue facing the redevelopment of Alameda Point. The transportation strategy needs more details and more

definition about when certain improvements will be constructed and who will pay for them.

- The Transportation Plan needs to be “front loaded” with “Day One” improvements to the maximum extent feasible.
- The BRT proposal could become very controversial given what has occurred recently in Berkeley and Oakland with AC Transit’s BRT proposal.
- Regarding the phasing of the Ferry Terminal relocation, increasing the frequency of ferry service from the Main Street Terminal earlier in the phases may be more important than relocating the terminal to the Seaplane Lagoon in the earlier phases.
- A copy of the presentation should be made available on the City Website.

4. MINUTES:

Minutes from the meeting of July 14, 2008 (continued from October 13, 2008).

Board member Ezzy moved and Board member Autorino seconded the motion to approve the minutes of July 14, 2008 as amended. The amendments include p. 11 “Eugenie Thompson asked that the Board **not** certify the EIR”. Page 7 should state “conditions” not “mitigation measures”. The motion passed with the following voice vote – 4, Noes: 0, Absent 2, Abstain: 1

Minutes from the meeting of August 11, 2008 (pending)

Minutes from the meeting of August 25, 2008  
Continued to the meeting of November 10, 2008

Minutes from the meeting of September 8, 2008 (continued from October 13, 2008)  
President Kohlstrand requested a change to the last statement on the last page – add “focus on how to address issues of sea level rise and geotechnical issues”.  
Continued to the meeting of November 10, 2008

Minutes from the meeting of September 22, 2008 (pending)

Minutes from the meeting of October 13, 2008

Board member Cook moved and Board member McNamara seconded the motion to approve the minutes of October 13, 2008 as amended. Board member Cook requested the following changes on page 3 second to last paragraph “she **also** specifically would like the applicant to provide”. Page 6: “staff would provide more info regarding the approval process for the overall project”. The motion passed with the following voice vote – 4, Noes: 0, Absent 2, Abstain: 1.

6. STAFF COMMUNICATIONS:

Staff presented the future agendas.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

*Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to*

President Kohlstrand asked that in the future staff provide an update on Del Monte, Conformance Rezoning and the Work Program. She also requested a monthly update on SunCal be provided to the Board.

12. ADJOURNMENT: @ 10:50 p.m.

Respectfully submitted,

Andrew Thomas, Secretary  
City Planning Board

This meeting was audio and video taped.